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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

OCWEN LOAN SERVICING, LLC,
 Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC;
 GIAVANNA HOMEOWNERS
 ASSOCIATION; ABSOLUTE COLLECTION
 SERVICES, LLC,
 Defendants.

SFR INVESTMENTS POOL 1, LLC,
 Counter-/Cross- Claimant,

vs.

OCWEN LOAN SERVICING, LLC;
 RAPHAEL COLEMAN, JR., an individual,
 Counter-/Cross- Defendants.

Case No. 2:17-cv-00279-JAD-EJY

**JUDGMENT BY DEFAULT AGAINST
 RAPHAEL COLEMAN, JR.**

ECF No. 61

This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") Motion for Judgment by Default against Raphael Coleman, Jr. ("Coleman" or "Cross-Defendant"). Having considered the motion, including the declarations attached thereto, the Court makes the following findings of fact and conclusions of law:

1. On March 20, 2017 SFR filed a Cross-Complaint [ECF No. 20] for quiet title and injunctive relief against Coleman, relating to real property located at **5529 Sun Prairie Street, Las Vegas, Nevada 89081; Parcel No. 123-31-112-049** (“the Property”).

2. Coleman failed to answer the complaint within the 21-day time limit set forth in FRCP 12. The Clerk of the Court appropriately entered a default against Coleman on March 26, 2020.

3. Coleman is not incompetent, an infant, or serving in the United States military.

4. SFR submitted credible evidence in support of its motion in the form of documents obtained from the Official Records of the Clark County Recorder and declarations made under penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against Coleman.

NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and made the foregoing findings of fact and conclusions of law, and finding good cause,

IT IS ORDERED, ADJUDGED AND DECREED that Coleman, any successors and assigns, have no right, title or interest in the Property and that SFR is the rightful title owner.

IT IS FURTHER ORDERED that this judgment does not adjudicate SFR’s claims against, or the defenses of, any other party to this case, and the Motion for Default Judgment [ECF No. 61] is GRANTED.

UNITED STATES DISTRICT COURT JUDGE

Dated: 6-3-2020

Respectfully submitted by:

KIM GILBERT EBRON

/s/ Jason G. Martinez

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DATED this 11th day of May, 2020.

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